

# CAROLINA WILLOWS GAZETTE

A Warm Welcome to the  
Carolina Willows Gazette

Dear fellow owners and residents,

Welcome to the inaugural edition of the Carolina Willows Gazette! This new quarterly newsletter is designed to bring our community a little closer and keep everyone connected.

Here, you'll find a warm, thoughtful space to reflect on where we've been, stay up to date on what's ahead, and learn about all the things that shape daily life at Carolina Willows. Staying connected is at the heart of a harmonious community, and this Gazette is just the beginning of the journey we are excited to share with you



## Health Notice: Avian Influenza Awareness

According to the SCDNR:  
Recent wildlife deaths in our area deserve attention, but no need for alarm—just practical awareness.

In recent weeks, 18 geese along Postal Way in Carolina Forest have died from suspected Highly Pathogenic Avian Influenza (HPAI), not vehicle collisions as is common there. Symptoms observed include comical opacity, circling in water, head drooping, tremors, neurological issues, and sudden death—HPAI is nearly always fatal with no cure. Other local birds like vultures and hooded mergansers have also tested positive recently.

### Why Now?

Avian flu surges in winter, much like human flu season. Cold, dry air lets the virus linger airborne longer, while migrating birds flock densely, face migration stress that weakens immunity, and leave the virus persisting in cold water or ice as a winter reservoir. [from prior context]

### Key Facts

- Wild waterfowl (ducks, geese, etc.) carry HPAI asymptomatically but spread it via feces, contaminated water/surfaces, or contact.
- It kills domestic poultry and other wild birds; mammals have tested positive, showing mutations.
- Humans and pets face low risk with basic precautions.

### Precautions for Our Community

- Avoid walking pets near water or areas with dead birds.
- Never touch deceased animals.
- Wash hands thoroughly; use 270% alcohol sanitizer, bleach, or Lysol on surfaces.
- Report large numbers of dead animals to SCDNR at 843-853-9307 for testing evaluation.
- Wildlife removal services often handle deceased animal pickup.

We're not health experts—contact SCDNR or local authorities with concerns. Stay vigilant, stay safe.

We're not health experts—if you have concerns, contact the SCDNR specialists at the number above.

WORKING  
TOGETHER



CREATES GREAT  
IDEAS



1ST QUARTER 2026



## A WORD ABOUT THE BOARD OF DIRECTORS' CODE OF CONDUCT

The board members are the face of the community and its property, in addition to having a fiduciary responsibility to the owners. Managing expectations leads to less disappointment and less frustration. Helping people follow the rules is one way we can keep costs down and maintain a harmonious living experience in our community.

## TO DO LIST FOR THE NEXT FEW MONTHS

### Safety Inspections

We will be inspecting the storage areas for leaks and rotted wood and repairing as needed.

The sidewalks for major safety concerns

The staircases for potential structural issues

The decks for potential structural issues

Miscellaneous wood repairs

We are currently inspecting and repairing the the storage areas on each building for wood rot and leaks. They are being repaired as needed.

We are inspecting and repairing as needed the brick molding trim around all of the storage doors.

We will be installing additional picnic tables for everyone's enjoyment.

We will be re-routing the downspouts on all of the buildings so they can drain more efficiently.

By maintaining a consistent inspection schedule, we aim to:

- Ensure Pedestrian Safety: Identifying potential problems, abnormalities, or possibilities of danger.
- Preserve Property Value: Keeping our infrastructure in top-tier condition.
- Prioritize Repairs: Budgeting and scheduling maintenance efficiently based on urgency and safety.

We appreciate your patience as we regularly move throughout the property to complete these vital checks.

We are pleased to announce that the sidewalk in front of Building One is currently being repaired. This section took considerable root damage from a tree that was growing next to it. This issue was proactively identified by one of our board members as a potential trip hazard, allowing us to address it before any incidents occurred.

This type of repair is a direct result of the ongoing diligence of our residents, board members and property management company. It is through this collective effort that we are all able to identify and resolve maintenance issues swiftly, keeping our community safe and beautiful.

Please note that the exact repair schedules are weather-dependent. We will provide further updates should conditions warrant that.

We are in the process of getting estimates to remove some dead trees around the property.

## LOOKING BACK

Recapping of recent events on the property.

Both the **front pond**, next to bldg 6 and the **back pond** between bldgs 1 & 9 were serviced and repaired. Multiple repairs were performed on the **pool**, IE the bricked areas and the restrooms, which came out beautifully by the way. 😊

**Walkways** were added to create an easier path to the units, which also included plants and mulch. \*Note: some follow-up will be needed in these enclosures to get them perfect, which is being worked on. However it is much safer now to get to a unit, and prettier.

There was a **sinkhole** that opened up in the parking lot near bldg 13. The original estimate from the first contractor was approx \$55,000.00. After some serious interviews with other contractors and research we were able to hire a company for about \$4800.00, realizing a savings of \$50,200.00. We did not sacrifice quality as it was a job WELL DONE!

Multiple repairs have been done on the **upper decks** of several buildings. This is still ongoing.

New **fence enclosures** and **new dumpsters** were installed.

The **irrigation system** was repaired which was a very difficult endeavor since a schematic of the system needed to be completed. However, we stayed with it and at the closing of the system in November last year it was working great.

Multiple repairs were done on the **picket fencing** which runs in front of Bldgs 15 & 16.

**Pop-up drains** behind Bldgs 1-6 were raised higher to enable them to work more efficiently. Also those **gutters** were cleaned.

**Encroaching trees** were trimmed down also behind Bldgs 1-6.

As always a very nice **assortment of flowers** planted at the front entrance. **Thank you Semper Fi**, who bought and planted them.

## Good Ideas Dept

If you have any good ideas or would like to recommend an honorable mention about someone in our community please send it to the email address below.

Bear in mind that this email is not a Q&A email. Questions should be directed to Semper Fi our property management company. 1-843-315-1756 [semperfipm@gmail.com](mailto:semperfipm@gmail.com)

We hope to hear from you soon!

[carolinawillowsgazette@yahoo.com](mailto:carolinawillowsgazette@yahoo.com)